

**COLUMBUS BOARD OF ZONING APPEALS
123 WASHINGTON STREET
COLUMBUS, INDIANA**

The Columbus Board of Zoning Appeals met at 6:30 p.m., May 27, 2003, in the Council Chambers, 2nd Floor of City Hall, 123 Washington Street, Columbus, Indiana, for its regular monthly meeting.

Members Present: Patricia Zeigler, Chair, David Fisher, Vice Chair; Karen Dugan and Fred Stadler

Staff Present: Roger Hunt, Planning Director; Marcus Hurley, Associate Planner, Alan Whitted, Deputy City Attorney J. Davis Zellner, Chief Code Enforcement Officer; Sondra Bohn, Planning Department and Nancy Whipker, Dept. of Code Enforcement

The meeting was called to order by Chair, Patricia Zeigler and she gave a brief synopsis of the Board functions and responsibilities. The Board members and Staff introduced themselves.

Alan Whitted administered the oath to those persons in attendance that would offer statements or comments regarding the cases to be presented before the Board.

Proof of advertising was confirmed for all Dockets. Both the staff comments and petitioner's requests are part of permanent records held at the Planning Department.

DOCKET NO. C/DS 03-05 JOHN & SHEILA SKOBEL

This is a request for a Developmental Standards Variance to exceed the permitted number of accessory structures on a parcel. The property is located at 4990 E. Baseline Road, Columbus, Indiana, 47201.

Petitioners were not present.

Dave Fisher moved to deny this request without prejudice, to allow Mr. & Mrs. Skobel to return at a future meeting to re-state their petition. The motion was seconded by Fred Stadler and passed unanimously.

COLUMBUS BOARD OF ZONING APPEALS

May 27, 2003

PAGE 2

DOCKET NO. C/CU 03-05 LIBERTY ADVANCE MACHINE, INC.

This is a request by Larry & Karen Durnil for a Conditional Use Permit to allow retail use in an Industrial Zoning district. The property is located at 3210 Scott Drive, Columbus, Indiana, 47201.

Larry and Karen Durnil attended the meeting.

Marcus Hurley said the current operation includes some light manufacturing of small parts and components for various industries. He said the hours of operation are from 8:00 a.m. to 5:00 p.m., Monday through Friday, with 5 employees. Petitioner indicated there is limited retail use associated with the current operation, but would like to reserve the option.

Mr. Hurley read the Petitioner's findings, staff recommendations and the provisional findings into the record, stating the criteria had not been met for #2 and #3.

Mr. Hurley said staff had given particular attention to access and parking, generated by this proposed use, which should be minimal considering the scale of the request. He said a new parking plan would be needed for review, if the business were to grow or have an increase in customers.

Mr. Durnil said one of the trailers in the parking lot, is a District American Legion trailer, which will be removed at the end of June.

Ms. Zeigler asked if the trailer could be moved onto the grassy area.

Mr. Durnil said it could.

Mr. Durnil gave a brief explanation of what they manufacture, including the sales of raw material and surplus equipment to make firearms.

There was no public comment.

Dave Fisher moved to approve C/CU 03-05, including staff report, provisional findings of fact, with the understanding that the items regarding parking, are to be addressed and any additional signage to be approved by the Planning Department. The use is to be restricted to the current owners and they are responsible to contact the Planning Department to have the permit reviewed and updated after a period of one year. The motion was seconded by Karen Dugan and passed unanimously.

COLUMBUS BOARD OF ZONING APPEALS

May 27, 2003

PAGE 3

DOCKET NO. C/DS 03-08 MORRIS & GARY GROWE

This is a request for a Developmental Standards Variance by Designs by Daugherty, Inc., on behalf of Morris & Gary Growe, to give relief of setback and buffering requirements. The property is located just north of the intersection of Mapleton Street and Wolf Street, Columbus, Indiana.

Mark Daugherty and Gary Growe attended the meeting.

A picture presentation was utilized by Mr. Hurley, to furnish some background on this request. He said the property is just over a half an acre and currently has three separate lots, which petitioner intends to combine into one lot. He said the petitioner intends to lease the property, which is currently vacant, for use as an auto mechanic shop. The property is just north of the intersection of Mapleton and Wolf Streets, in the City of Columbus.

Mr. Hurley read the provisional findings of fact and planning considerations into the record.

Mr. Daugherty said the individual lots do not meet area requirements for their B-5 zoning, and cannot be utilized without relief, which is why they propose to combine the lots.

There was no public comment.

Karen Dugan expressed concern of over improvement for the size of the lot.

Ms. Zeigler said if the property was used for auto mechanics, that would increase the number of cars on the lot, waiting to be fixed or repaired, in addition to employees' vehicles.

After some discussion among the Board members, expressing favor in consolidation of lots in the proposed area but concern over the amount of variance proposed, Dave Fisher moved to continue the said proposal to the June 24, 2003 meeting.

Karen Dugan seconded the motion, which passed unanimously.

FINDINGS OF FACT

The following findings of fact were presented for consideration by the Board:

C/DS 03-02 Jeanne Gonzalez; Dave Fisher moved for approval, as corrected, seconded by Pat Zeigler and approved unanimously.

COLUMBUS BOARD OF ZONING APPEALS

May 27, 2003

PAGE 4

C/CU 03-03 Wilson Kennel; Dave Fisher moved for approval, as corrected, seconded by Pat Zeigler and approved unanimously.

MINUTES

The minutes of the April 22, 2003 meeting were unanimously approved, as corrected, upon a motion made by Dave Fisher and seconded by Pat Zeigler.

There being no further business, the meeting was adjourned.

Patricia Zeigler, Chair

Karen Dugan, Secretary